

**416, 6603 New Brighton Avenue SE
Calgary, Alberta**

MLS # A2232190



\$337,000

Division:	New Brighton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

This large beautifully maintained 2 bedroom, 2 full bathroom condo is located on the quiet side of the building, overlooking a peaceful courtyard. Enjoy the privacy and tranquility from your large, covered balcony—perfect for morning coffee or evening relaxation. On a clear day this unit even offers mountain views to enjoy from the West side of the balcony! Inside, you'll find modern, bright finishes throughout and an open-concept layout that maximizes space and light. Both bedrooms are exceptionally spacious, including a primary suite featuring a walk-through closet and a spa-like ensuite with a walk-in shower. The second full bathroom ensures privacy and convenience for guests or roommates. Additional highlights include in-suite laundry, ample storage, and a parkade stall just three spots from the building entrance. Whether you're a first-time buyer, downsizing, or investing, this top-floor unit offers exceptional value in a quiet, well-managed complex.